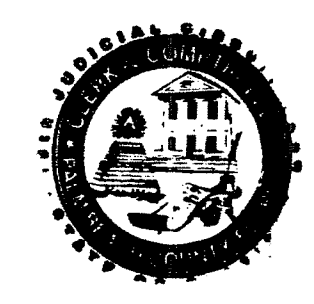


# Churchill Estates

BEING A REPLAT OF LOT 3, TAYLOR ESTATES, ACCORDING TO THE PLAT THEREOF,  
ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA,  
RECORDED IN PLAT BOOK 111, PAGE 107, LYING IN SECTION 3, TOWNSHIP 44 SOUTH, RANGE 43 EAST,  
CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA.

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
This plat was filed for record on 10/23/14  
this 23rd day of February, 2015,  
and duly recorded in Plat Book 111,  
on Page(s) 64-65  
Thomas R. Booth, Clerk & Comptroller  
Maura R. Gordon, C.S.



SHEET 1 OF 2

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS that 101 CHURCHILL ROAD LLC, owner of the land shown hereon as CHURCHILL ESTATES, being a replat of Lot 3, Taylor Estates, according to the plat thereof, on file in the office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, recorded in Plat Book 111, Page 107, lying in Section 3, Township 44 South, Range 43 East, City of West Palm Beach, Palm Beach County, Florida, being more particularly described as follows:

### LEGAL DESCRIPTION:

Lot 3, Taylor Estates, according to the plat thereof, on file in the office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, recorded in Plat Book 111, Page 107, Public Records of Palm Beach County, Florida.

Containing in all, 1.452 Acres, more or less

has caused the same to be surveyed and platted as shown hereon and does hereby dedicate as follows:

### SEWER EASEMENT

The sewer easement as shown hereon is hereby dedicated to the owner of Lot 1, Taylor Estates, its successors and assigns, for the construction, installation and maintenance of a private sanitary lateral running across Lot 3D. Said lands encumbered by said easement being the perpetual maintenance obligation of the owner or owners of the fee simple interest in said lands, their successors and assigns.

IN WITNESS WHEREOF, the above-named limited liability company has caused these presents to be signed by Managing Member this 10<sup>th</sup> day of November, 2014.

101 Churchill Road LLC, a Florida limited liability company  
WITNESS: Robert J. Cajal  
Printed Name  
BY: D. Alexanian  
David Alexanian, Managing Member  
WITNESS: Candice Waterman  
Printed Name  
Candice Waterman  
Printed Name

### ACKNOWLEDGEMENT

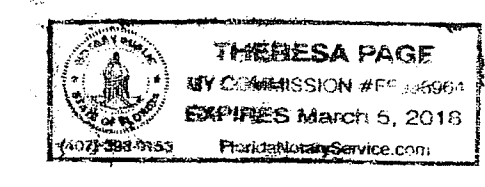
State of Florida  
County of Palm Beach

BEFORE me personally appeared David Alexanian, who is personally known to me, or has produced FL Driver's License as identification, and who executed the foregoing instrument as Managing Member of 101 Churchill Road LLC, a Florida limited liability company, and acknowledged to and before me that he executed such instrument as such officer of said limited liability company, and that said instrument is the free act and deed of said limited liability company.

WITNESS my hand and official seal this 10<sup>th</sup> day of November, 2014.

#FF098964  
My Commission No.:  
March 5, 2018  
My Commission Expires:

Theresa Page  
Signature of Notary Public  
Theresa Page  
Printed name of Notary Public



### MORTGAGEE'S CONSENT

State of Florida  
County of Miami-Dade

The undersigned hereby certifies that it is the holder of a mortgage, upon the property described hereon and does hereby join in and consent to the dedication of the land described in said dedication by the owner thereof and agrees that its mortgage which is recorded in Official Records Book 26969 at Page 1961, of the Public Records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon.

IN WITNESS WHEREOF, the said limited liability company has caused these presents to be signed by its Manager this 10 day of November, 2014.

2EE LLC, a Florida limited liability company  
WITNESS: Milvia Castellano  
Printed Name  
BY: Robert Gutlohn  
Robert Gutlohn, Manager  
WITNESS: Daniel Greenberg  
Printed Name

### ACKNOWLEDGEMENT

State of Florida  
County of Miami-Dade

Before me personally appeared Robert Gutlohn, Manager, who is personally known to me or has produced a Florida drivers license as identification and who executed the foregoing instrument as Manager of 2EE LLC, a Florida limited liability company and severally acknowledged before me that he executed such instrument as such officer of said limited liability company, and that said instrument is the free act and deed of said limited liability company.

WITNESS my hand and official seal this 10 day of NOV, 2014.  
My Commission Expires: 4-25-18  
My Commission No.: FF 102061

Hleana La Fontisee  
Signature of Notary Public  
Hleana La Fontisee  
Printed Name of Notary Public

### TITLE CERTIFICATION

I, Leslie R. Evans, a duly licensed attorney in the State of Florida, do hereby certify that I have examined the title to the hereon described property; that I find the title to the property is vested in 101 Churchill Road LLC, a Florida limited liability company; that the current taxes have been paid; that all mortgages not satisfied or released of record nor otherwise terminated by law are shown hereon; and that there are easements and encumbrances of record, but those easements and encumbrances do not prohibit the subdivision created by this plat.

Dated this 11<sup>th</sup> day of November, 2014.

Leslie R. Evans  
Leslie R. Evans, Esquire  
Florida Bar No. 403075

### REVIEWING SURVEYOR

This plat has been reviewed for conformity in accordance with Chapter 177.081 of the Florida Statutes and the ordinances of the City of West Palm Beach, Florida. This review does not include the verification of geometric data or the field verification of the permanent control points (P.C.P.'s) and monuments at lot corners.

Dated this 12<sup>th</sup> day of November, 2014.

Vincent J. Noel  
Vincent J. Noel, PSM  
Florida Certificate No. 4169

### SURVEYOR & MAPPER'S CERTIFICATE

This is to certify that the plat shown hereon is a true and correct representation of a survey made under my responsible direction and supervision; that said survey is accurate to the best of my knowledge and belief; that Permanent Reference Monuments (P.R.M.'s) and Monuments according to Sec. 177.091 (9), F.S., have been placed as required by law; and, further, that the survey data complies with all the requirements of Chapter 177, Florida Statutes, as amended, and the ordinances of the City of West Palm Beach, Florida.

Dated this 10<sup>th</sup> day of November, 2014

Robert J. Cajal  
Robert J. Cajal  
Professional Surveyor and Mapper  
Florida Certificate No. 6266  
Wallace Surveying Corporation

### APPROVAL-CITY OF WEST PALM BEACH

State of Florida  
County of Palm Beach

This plat as shown hereon has been approved for record by the City of West Palm Beach, Florida, and the city does hereby accept the dedications to the city contained on this plat this 17<sup>th</sup> day of December, 2014.

City Planning Board Approval

By: Steven Mayans, Chair

By: Geraldine Muoio, Mayor

### TABULAR DATA:

LOT 3A	-	12,662.57 S.F.	(0.291 ACRE)
LOT 3B	-	28,463.33 S.F.	(0.653 ACRE)
LOT 3C	-	11,050.00 S.F.	(0.254 ACRE)
LOT 3D	-	11,050.00 S.F.	(0.254 ACRE)
TOTAL AREA		63,225.90 S.F.	(1.452 ACRES)

**NOTICE:**  
This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital form of the plat. There may be additional restrictions that are not recorded on this plat that may be found in the Public Records of this county.

NOTARY SEAL/STAMP	CITY OF WEST PALM BEACH SEAL	SURVEYOR'S SEAL

PLAT OF:

*Churchill Estates*

**WALLACE SURVEYING**  
CORP. LICENSED BUSINESS # 4569  
5503 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 \* (561) 640-4551

FIELD:	JOB No.: 13-1453	F.B. PG.
OFFICE: R.C.	DATE: DEC, 2013	DWG. No.: 13-1453-2
CK'D:	REF.: 13-1453-2.DWG	SHEET 1 OF 2